

CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – March 21, 2014
121 North LaSalle Street – Room 200

9:00 A.M.

85-14-S	Zoning District: B3-2	Ward: 49
Applicant:	Green Guitar Wine & Spirits, Inc.	
Owner:	Sheridan/Pratt, LLC c/o Mark Realty, LLC	
Premises Affected:	6800-16 North Sheridan Road	
Subject:	Application for a special use to establish a liquor store for the retail sale of package goods.	
	• Approved	
86-14-S	Zoning District: B3-1	Ward: 23
Applicant:	Wendy's Old Fashioned Hamburgers of New York, LLC	
Owner:	same as applicant	
Premises Affected:	5679 South Archer Avenue	
Subject:	Application for a special use to establish a restaurant with one drive-through lane.	
	• Approved	
87-14-S	Zoning District: B3-2	Ward: 28
Applicant:	La Vita, Inc./DBA Davanti Enoteca	
Owner:	Carioscia Jt. Living Trust	
Premises Affected:	1359 West Taylor Street	
Subject:	Application for a special use to establish an outdoor rooftop patio.	
	• Approved	
88-14-S	Zoning District: B3-1	Ward: 22
Applicant:	Speedy Cash Illinois, Inc./DBA Speedy Cash	
Owner:	Cathy Vlahos	
Premises Affected:	4640-58 South Cicero Avenue	
Subject:	Application for a special use to establish a payday loan facility.	
	• Approved with conditions; resolution pending	
89-14-S	Zoning District: B3-1	Ward: 6
Applicant:	Shiv 11, Inc.	
Owner:	same as applicant	
Premises Affected:	442 East 87 th Street	
Subject:	Application for a special use to establish a drive-through window for a proposed restaurant.	
	• Approved	

90-14-S **Zoning District: PMD-11** **Ward: 25**
Applicant: Lakeshore Outdoor Advertising, Inc.
Owner: Basking Ridge, LLC
Premises Affected: 1801 South Canal Street
Subject: Application for a special use to establish an off-premise 14' x 48' advertising sign.

- Approved

91-14-S **Zoning District: B3-2** **Ward: 28**
Applicant: James L. Harris/DBA Chicago Born Losers
Owner: same as applicant
Premises Affected: 4420 West Madison Street
Subject: Application for a special use to establish a private club.

- **Continued to April**

92-14-S **Zoning District: RT-4** **Ward: 20**
Applicant: Darkim Responsible Living for Women, Inc.
Owner: Daryl Hopkins
Premises Affected: 6541 South Rhodes Avenue
Subject: Application for a special use to establish a 14-bed transitional residence
for women with children only.

- Continued to April

93-14-S **Zoning District: B3-3** **Ward: 46**
Applicant: MRR 4022 N Sheridan, LLC
Owner: same as applicant
Premises Affected: 4022-24 North Sheridan Road
Subject: Application for a special use to establish a residential use below the second floor of an existing two and three-story, nine-unit building, with a seven (7) space, rear, surface parking lot, through the conversion of ground floor commercial space into four (4) additional units.

- Approved

94-14-S **Zoning District: B3-1** **Ward: 13**
Applicant: McDonald's USA, LLC
Owner: Franchise Realty Investment Trust – IL
Premises Affected: 6737 South Pulaski Road
Subject: Application for a special use to establish a restaurant with two drive-through lanes.

• **Approved**

95-14-S **Zoning District: B3-1** **Ward: 30**
Applicant: Thaddeus Mazuchowski
Owner: same as applicant
Premises Affected: 3644 West Diversey Avenue
Subject: Application for a special use to establish a business live/work space unit on the ground floor of an existing three-story building with two residential units above the ground floor.

- Continued to April

96-14-Z **Zoning District: RS-1** **Ward: 41**
Applicant: Hector Morales
Owner: same as applicant
Premises Affected: 6787 North Jean Avenue
Subject: Application for a variation to reduce the front yard setback from 30.27' to 28.01' and to reduce the east side yard setback from 6.5' to 3.05' for a proposed one-story front addition, a two-story rear addition with a basement and open deck and an attached two-car garage to an existing two-story single family residence.

- Approved

97-14-Z **Zoning District: RS-3** **Ward: 47**
Applicant: 1928 Bradley Building, LLC
Owner: same as applicant
Premises Affected: 1928 West Bradley Place
Subject: Application for a variation to reduce the rear yard setback from 30' to 0' and to exceed the existing floor area of 6,280 square feet by not more than 15% to 6,461 square feet for proposed second-floor renovations and expansions to an existing two-unit building in the rear of the lot.

- **Approved**

98-14-Z **Zoning District: RT-4** **Ward: 47**
Applicant: Daria Tsoupikova and Fabian Preuss
Owner: same as applicant
Premises Affected: 3312 North Ravenswood Avenue
Subject: Application for a variation to reduce the rear yard setback from 33.9' to 3.92' for three proposed second-floor additions and mezzanines to an existing five unit building.

- **Approved**

99-14-Z **Zoning District: RT-4** **Ward: 2**
Applicant: Luke Wong
Owner: same as applicant
Premises Affected: 1437 West Blackhawk Street
Subject: Application for a variation to reduce the rear yard setback from 28' to 2'; to reduce the east side yard setback from 2' to 1'; to reduce the total combined side yard setback from 4.67' to 3.5'; and, to reduce the rear yard open space from 156 square feet to 0 square feet for a proposed two-story single family residence with an attached two-car garage.

- Continued to April

100-14-Z **Zoning District: RT-3.5** **Ward: 44**
Applicant: John Morgan
Owner: same as applicant
Premises Affected: 3529 North Greenview Avenue
Subject: Application for a variation to reduce the rear yard setback from 34.65' to 22.67' and to reduce the south side yard setback from 3' to 1.6' for a proposed rear, one-story walkway connecting an existing single family residence to an existing garage.

- Approved; resolution pending

101-14-Z **Zoning District: C1-3** **Ward: 25**
Applicant: Lam Sai Ho Tung Association
Owner: same as applicant
Premises Affected: 208 West Cermak Road
Subject: Application for a variation to reduce the rear yard setback from 30' to 3.40' for a proposed two-story addition with an attached one-car garage, addition will contain office space on the first floor and a residential unit on the second floor.

- Continued to April

102-14-Z **Zoning District: C1-2** **Ward: 1**
Applicant: Drummond Briar, LLC
Owner: same as applicant
Premises Affected: 2373 North Milwaukee Avenue
Subject: Application for a variation to reduce the 2-space off-street parking requirement by no more than one space for the proposed conversion of the second floor of an existing commercial building into four residential units.

- **Approved**

103-14-Z **Zoning District: RM-5** **Ward: 44**
Applicant: Overhill Development, Inc.
Owner: same as applicant
Premises Affected: 843-45 West Buckingham Place
Subject: Application for a variation to reduce the rear yard setback from 37.2' to 32.33'; to reduce the east side yard setback from 4' to 3'; to reduce the west side yard setback from 4' to 3'; to reduce the total combined side yard setback from 10' to 6'; and, to reduce the rear yard open space from 325.5 square feet to 270 square feet for a proposed four-story, eight-unit building with three below-grade parking spaces and five additional surface parking spaces in the rear.

- Approved

104-14-Z **Zoning District: RS-3** **Ward: 40**
Applicant: Spearhead Properties, LLC
Owner: same as applicant
Premises Affected: 2224 West Ainslie Street
Subject: Application for a variation to reduce the front yard setback from 15.94' to 8.62' for a proposed two-story single family residence with a detached two-car garage.

- Approved

2:00 P.M.

105-14-S **Zoning District: C1-2** **Ward: 49**
Applicant: Ombudsman Educational Services, Ltd.
Owner: Howard Damen, LLC
Premises Affected: 2017-19 West Howard Street
Subject: Application for a special use to establish a high school.

- Continued to May

106-14-S **Zoning District: B1-2** **Ward: 35**
Applicant: Jorge a Lopez
Owner: Jose Correa
Premises Affected: 3816 West Lawrence Avenue
Subject: Application for a special use to establish a nail salon.

- Approved

107-14-S **Zoning District: B1-1** **Ward: 16**
Applicant: Liliana Valdes
Owner: Cano Properties
Premises Affected: 6239 ½ South Kedzie Avenue
Subject: Application for a special use to establish a nail salon.

- Continued to April

108-14-S	Zoning District: B1-2	Ward: 27
Applicant:	Melissa Gomez	
Owner:	Maria Lazoda	
Premises Affected:	1501 West Chicago Avenue	
Subject:	Application for a special use to establish a beauty salon.	
	• Approved	
109-14-S	Zoning District: B3-3	Ward: 27
Applicant:	Franklin Super Foods & Liquor, Inc.	
Owner:	Salem Salem	
Premises Affected:	501 North Kedzie Avenue	
Subject:	Application for a special use to establish a liquor store for the retail sale of package goods.	
	• Continued to April	
110-14-S	Zoning District: DX-5	Ward: 3
Applicant:	2036 S. Michigan LLC	
Owner:	same as applicant	
Premises Affected:	2102-06 South Michigan Avenue	
Subject:	Application for a special use to establish a 54-space, off-site, accessory parking lot to serve the proposed seven-story, 65-unit building with ground floor retail space located at 2014-38 South Michigan Avenue.	
	• Approved	
111-14-Z	Zoning District: DX-5	Ward: 3
Applicant:	2036 S. Michigan LLC	
Owner:	same as applicant	
Premises Affected:	2014-38 South Michigan Avenue	
Subject:	Application for a variation to reduce the rear yard setback for floors containing residential units from 30' to 0' and to eliminate one (10' wide x 25' deep x 14' high) off-street loading bay for a proposed seven-story, 65-unit building with ground floor retail space.	
	• Approved	
112-14-S	Zoning District: DX-12	Ward: 4
Applicant:	Digital Printers Square, LLC	
Owner:	same as applicant	
Premises Affected:	633 South Clark Street	
Subject:	Application for a special use to establish an off-site, non-required, accessory parking lot (vehicular use area) to serve the businesses located at 600-780 South Federal Street.	
	• Approved	

113-14-Z **Zoning District: DX-12** **Ward: 4**
Applicant: Digital Printers Square, LLC
Owner: same as applicant
Premises Affected: 633 South Clark Street
Subject: Application for a variation to establish a curb cut on a Class 2 street for a proposed off-site, non-required, accessory parking lot (vehicular use area) to serve the businesses located at 600-780 South Federal Street.

- **Approved**

114-14-S **Zoning District: RM-5** **Ward: 3**
Applicant: Boulder Real Estate Group, LLC
Owner: City of Chicago
Premises Affected: 4941-45 South Calumet Avenue
Subject: Application for a special use to establish a 17-space, off-site, accessory parking lot to serve the existing 15-unit building located at 4954-58 South Martin Luther King Jr. Drive and 352-54 East 50th Street.

- Continued to April

115-14-Z **Zoning District: RM-5** **Ward: 3**
Applicant: Boulder Real Estate Group, LLC
Owner: City of Chicago
Premises Affected: 4941-45 South Calumet Avenue
Subject: Application for a variation to reduce the front yard setback from 15' to 7';
to reduce the north side yard setback from 5' to 0'; and, to reduce the
south side yard setback from 5' to 0' for a proposed 17-space, off-site,
accessory parking lot to serve the existing 15-unit building located at
4954-58 South Martin Luther King Jr. Drive and 352-54 East 50th Street.

- Continued to April

116-14-Z **Zoning District: RM-4.5** **Ward: 1**
Applicant: 1341 W. Ancona, Inc.
Owner: same as applicant
Premises Affected: 1341 West Ancona Street
Subject: Application for a variation to reduce the front setback from 20' to 4.5' when parking is directly access from the adjacent public street; to reduce the front yard setback from 7.2' to 0'; to reduce the rear yard setback from 16.8' to 10'; and, to reduce the east side yard setback from 2' to 0' for a proposed three-story single family residence.

- **Approved**

117-14-Z **Zoning District: RM-4.5** **Ward: 1**
Applicant: 1341 W. Ancona, Inc.
Owner: same as applicant
Premises Affected: 1345 West Ancona Street
Subject: Application for a variation to reduce the front setback from 20' to 4.5' when parking is directly access from the adjacent public street; to reduce the front yard setback from 7.2' to 0'; to reduce the rear yard setback from 16.8' to 10'; and, to reduce the east side yard setback from 2' to 0' for a proposed three-story single family residence.

- Approved

118-14-Z **Zoning District: RS-2** **Ward: 41**
Applicant: Public Building Commission
Owner: same as applicant
Premises Affected: 5424 North Oketo Avenue
Subject: Application for a variation to reduce the south side yard setback from 16' to 15' and to reduce the rear setback from 50' to 6.5' for a proposed two-story addition to an existing Chicago Public School.

- Approved

119-14-S **Zoning District: C1-2** **Ward: 33**
Applicant: Gary Beyer
Owner: Elston View Development
Premises Affected: 3507 North Elston Avenue, Unit 1
Subject: Application for a special use to establish a business live/work space unit on the ground floor of an existing four-story building with three units above the ground floor.

- Approved

120-14-S **Zoning District: C1-2** **Ward: 33**
Applicant: Nazar Kashuba
Owner: Elston View Development
Premises Affected: 3509 North Elston Avenue, Unit 1
Subject: Application for a special use to establish a business live/work space unit on the ground floor of an existing four-story building with three units above the ground floor.

- Continued to April

CONTINUANCES

64-14-S **Zoning District: C1-2** **Ward: 33**
Applicant: Volodymr Dyadyuk
Owner: Elston View Development
Premises Affected: 3503 North Elston Avenue, Unit 1
Subject: Application for a special use to establish a business live/work space unit on the ground floor of an existing four-story building with three units above the ground floor.

- Approved

65-14-S **Zoning District: C1-2** **Ward: 33**
Applicant: Michael Alexander
Owner: Elston View Development
Premises Affected: 3505 North Elston Avenue, Unit 1
Subject: Application for a special use to establish a business live/work space unit on the ground floor of an existing four-story building with three units above the ground floor.

- Approved

334-13-S **Zoning District: DR-7** **Ward: 2**
Applicant: 850, LLC
Owner: same as applicant
Premises Affected: 850 North DeWitt Place
Subject: Application for a special use to establish 68 public, leased or rented parking spaces in an existing 127-space parking garage.

- Continued to May

37-14-S **Zoning District: RT-4** **Ward: 16**
Applicant: Reap Englewood NFP
Owner: Catholic Bishop of Chicago, Corporation Sole
Premises Affected: 1850 West Garfield Boulevard
Subject: Application for a special use to establish a 12-bed transitional residence.

- Decision pending

44-14-S **Zoning District: C1-1** **Ward: 17**
Applicant: Ahmad Zahdan
Owner: Standard Bank and Trust Company, as trustee of Trust #20412
Premises Affected: 3037 West 63rd Street
Subject: Application for a special use to expand an existing gas station and construct a convenience store.

- Continued to April

53-14-Z **Zoning District: RS-3** **Ward: 1**
Applicant: Ellen Rosenfeld
Owner: same as applicant
Premises Affected: 1923 West Erie Street
Subject: Application for a variation to reduce the west side yard setback from 2' to 0.83' and to reduce the total combined side yard setback from 4.8' to 3.5' for a proposed first floor rear addition with an open rooftop deck and both an enclosed and open back porch to an existing single family residence.

- **Approved**

84-14-Z **Zoning District: RT-4** **Ward: 26**
Applicant: Gabriel Klinger
Owner: same as applicant
Premises Affected: 2026 North Kedzie Avenue
Subject: Application for a variation to exceed the allowed floor area of 3,602 square feet by not more than 15% (516 square feet) for proposed third-floor renovations and expansions to an existing two unit building in the front of the lot.

- **Approved**

404-13-S **Zoning District: M3-3** **Ward: 22**
Applicant: L.A. Recycling, Inc.
Owner: Luis Ayala
Premises Affected: 3345 West 31st Street
Subject: Application for a special use to establish a Class IVA recycling facility.

- **Approved**

427-13-S **Zoning District: B3-1** **Ward: 30**
Applicant: Marijus Jankunas
Owner: Belmont-Cicero, LLC
Premises Affected: 3201 North Cicero Avenue
Subject: Application for a special use to establish a pawn shop.

- **Approved**

10-14-S **Zoning District: C2-1** **Ward: 14**
Applicant: B&J Archer Station, Ltd.
Owner: B&B Oil, Inc.
Premises Affected: 4710 South Archer Avenue
Subject: Application for a special use to establish a gas station with a convenience store and a one-lane automatic car wash.

- **Continued to April**

13-14-Z **Zoning District: RM-5** **Ward: 43**
Applicant: Theodore Fisher
Owner: same as applicant
Premises Affected: 416 West Webster Avenue
Subject: Application for a variation to reduce the rear yard setback from 25.48' to 0'; to reduce the combined side yard setback from 5' to 0'; and, to reduce the rear alley line setback from 1' to 0' for a proposed two-car attached garage with a partially-trellised and partially-covered roof deck connected to an existing three-story single-family residence.

- **Approved; resolution pending**